



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

203, 130 Redstone Walk NE
Calgary, Alberta

MLS # A2264808



\$360,000

Division:	Redstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,015 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 356
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

AMAZING VALUE and opportunity to own! Beautiful Jayman built original owner bright open concept 3 level townhome in new condition awaits you! Home is still under warranty and located in the upcoming developing NE community of Redstone! This smoke/pet free unit has a huge private patio perfect for morning coffee - a breeze to watch the kids play on the 20,000 square foot green space your home faces! A clear view of playground where kids can get daily exercise and have fun! Spend time with family and friends at the Pergola and BBQ just a few steps away from your door - so convenient! Home has huge bright windows with blinds, pantry, quartz countertops, easy close kitchen cabinets, never ending hot water tank, Whirlpool stainless steel gas range and appliances - all in new condition. Home has laminate flooring on main level for easy cleaning. Upstairs you'll find laundry, three spacious bedrooms with closets to hang your clothes and ample shelving to keep things folded and neat. Room for guests, extended family, grandparents to relax, a home office - endless living options! Two restrooms (1 full, 1 powder room), fully finished heated garage with additional parking pad for second vehicle. A short 10 minute drive to YYC/Calgary airport, Costco, CrossIron Mills Mall, Deerfoot Trail, Stoney Trail, Metis Trail! 2 minutes away from Dollarama, Circle K, gas station and a brand new elementary school is slated to be built just outside of the complex entrance - literally a one-minute walk! No long commutes or bus rides for parents with school aged children. Future LRT line being extended to community that will bring more ease to your lifestyle. An excellent opportunity for first time buyers entering the market, those moving from BC or Ontario to live stress free (or invest) and enjoy beautiful clear blue skies year round! Call your REALTOR and arrange a viewing

today - move in before the holidays!